



**BOXBOROUGH PLANNING BOARD**  
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Nancy Fillmore, Chairman Eduardo Pontoriero, Clerk Owen Neville John Markiewicz James Faulkner

**Meeting Minutes**  
**April 22, 2013**  
**7:30 p.m.**

Members present:

Nancy Fillmore, Chair  
John Markiewicz, Member  
James Faulkner, Member  
Elizabeth Hughes, Town Planner

**Planning Board Meeting Minutes**

The minutes of March 25, 2013 were approved as amended on a motion by Mr. Markiewicz, seconded by Mr. Faulkner with all voting in favor.

**The Cordish Group Discussion – Selectmen’s Meeting**

The Chair adjourned the meeting to go attend the Selectmen’s meeting and then return to the Planning Board meeting following the discussion with the Cordish Group.

The Board returned to their regularly scheduled meeting at 8:37 pm.

**211 Massachusetts Avenue Site Plan Minor Modification**

The Board discussed with the applicant John Anderson the minor modifications to the layout of the three units and the architecture. Mr. Faulkner questioned some of the architectural details that could be used, such as wider soffits, to give the structure a more rural, farmhouse appearance. Mr. Anderson agreed with those points and stated he would be incorporating those types of finish details, as well as, various paint schemes to make sure the units fit with the character of the community.

Mr. Faulkner asked about the grading for the septic system, noting it’s proximity to the corner and the visual impact as people are entering Boxborough. The Board reviewed the grading plan and Mr. Faulkner suggested that additional landscaping would be appropriate. Mr. Anderson requested that he be allowed to finalize the landscaping after the foundation and septic system were constructed. He believes this allows for a better understanding of what existing trees were preserved and where additional landscaping is needed. The Town Planner commented that the Board could condition the minor modification to specify prior to the issuance of a final certificate of occupancy, the applicant will file with the Planning Board for review and approval a final landscaping plan. Ms. Hughes noted that the landscaping would need to be installed before an occupancy permit was issued for the last unit. The Board agreed.

Mr. Faulkner moved to grant the minor Site Plan modifications because the requested modifications were not significant to the public interest and that such modifications were not

inconsistent with the purpose and intent of the Zoning Bylaw and the approved Site Plan. Mr. Markiewicz seconded the motion with all voting in favor.

**The Cordish Group Discussion**

The Town Planner informed the Board that she had met with the Cordish Group representatives and the Town Administrator earlier in the afternoon. It was determined that the developer would need to come before the Board regarding various Zoning Bylaw amendments should this project move forward. Ms. Hughes noted that due to the timeline imposed by the State, they would like to come speak to the Board at their May 6<sup>th</sup> meeting. The Board agreed.

**Planning Board Meeting Schedule**

The Board reviewed the calendar for June and determined to post a meeting for June 17<sup>th</sup>.

With no further business, Mr. Faulkner moved to adjourn the meeting at 9:20 pm. The motion was seconded by Mr. Markiewicz with all voting in favor.

On Behalf of the Boxborough Planning Board



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Eduardo Pontoriero, Clerk